

Asset Analysis

**I. Land Use (from Downtown Gateway Revitalization Plan)**

Land Use	Building Area SF	% of Total	Comments
1 Retail, non-restaurant	254,947	15%	
2 Restaurant	74,322	4%	
3 Office, non-medical	279,272	17%	
4 Office, medical	98,421	6%	
5 Municipal and Community Facilities	94,070	6%	
6 Auto, non-sales	14,766	1%	
7 Residential	177,927	11%	
8 Parking (structured and surface)	688,713	41%	
TOTAL	1,682,438	100%	

**II. Parking**

Lot Name	Address	Number of Spots	Public?	Comments
1 Downtown Parking Garage - East	Pulaski Street		430 Y	
2 Downtown Parking Garage - West	Brewster Street		561 Y	
3 North Shore Triangle Parking Lot (Staples Lot)	School Street	148 (included in private lot total)	N?	
4 Glen Cove Library Parking Lot	Bridge Street		112 Y	
5 Glen Cove Police Station Parking Lot	Bridge Street		74 Y	
6 On Street			171 Y	
7 Private			558	

**III. Activity Generators**

**Entertainment Venues (Cinemas, Theatres, etc) (Night)**

Name/Tenant	Address	Square Feet	# Visitors/Week	Comments
1 Glen Cove Theatres	5 School Street		22,091	
2 Hersh Fine Art	14 Glen Street			Gallery associated with Long Island Academy of Fine Art
3 Long Island Academy of Fine Arts	14 Glen Street	14 instructors	250/week/semester	
4 Downtown Sounds	Village Square		18,000/summer	Outdoor summer concert series
5 Morgan Park Summer Music Festival	Morgan Park			

**Convention Center/Meeting Spaces (Day)**

Name/Tenant	Address	Size/Square Feet	Attendees/Year	Comments
1 Glen Cove Mansion Conference Center	200 Dosoris Lane	29,000 indoor, 5 acres total		

**Hotels (Night)**

Name/Tenant	Address	Rooms	Distance	Comments
1 Glen Cove Mansion Hotel	200 Dosoris Lane		187 1.6 miles	
2 Proposed Waterfront Hotel	Glen Cove Creek		250	

**Office Parks/Buildings (Day)**

Name/Tenant	Address	Square Feet	Employees	Comments
1 Pistilli Metro Center	70 Glen Street		75,000	
2 North Shore Triangle	77-97 School Street		49,597	
3 3 School Street	3 School Street		44,820	Staples Shopping Center
4 1 School Street	1 School Street		15,008	
5 115 Glen Street	115 Glen Street		22,250	
6 14 Glen Street	14 Glen Street		31,456	
7 29 Glen Cove Ave	29 Glen Cove Ave		15,000	
8 37-39 Glen Street	37-39 Glen Street		127,000	
9 50 Glen Street	50 Glen Street		22,000	
10 58 School Street	58 School Street		9,984	
11 Proposed Offices (color code)	Glen Cove Creek		50,000	

<b>Schools/Colleges/Universities (Day)</b>					
<u>School</u>	<u>Address</u>	<u>Employees</u>	<u>Enrollment</u>	<u>Comments</u>	
1 Long Island Academy of Fine Arts	14 Glen Street	14 instructors	250/week/semester	Listed twice intentionally (in entertainment venue). Both a day and nighttime activity generator.	
2 Webb Institute of Naval Architecture	298 Crescent Beach Road	11 teaching faculty	80	Private college, one undergrad program	
3 Deasy Elementary School	2 Dosis Lane	26 teachers/professional staff	330		
4 All Saints Regoinal Catholic School	12 Pearsall Avenue	25 faculty & staff	331		
5 Glen Cove Auto School	14 Glen Street				
6 School for Language and Communication Development	100 Glen Cove Avenue		70	358	Special Education
7 Friends Academy	270 Duck Pond Road, LV				

<b>Hospitals (Day)</b>					
<u>Name/Tenant</u>	<u>Address</u>	<u>Employees</u>	<u># of Beds</u>	<u>Distance</u>	<u>Comments</u>
1 North Shore University Hospital at Glen Cove	101 Saint Andrews Ln			265 1 mile	Internationally known Orthopaedic & Rehab Institute; Family

<b>Civic Institutions (Library, Post Office, City Hall, Court House, etc) (Day)</b>					
<u>Name</u>	<u>Address</u>	<u>Employees</u>	<u># Visitors/Week</u>	<u>Comments</u>	
1 City Hall	9 Glen Street				
2 Glen Cove City Court	13 Glen Street				
3 Post Office	2 Glen Cove Avenue		55		
4 Glen Cove Public Library	4 Glen Cove Avenue		18		
5 Glen Cove Youth Bureau	1288 Glen Street		1,500/year		
6 Glen Cove Volunteer Fire Department	10 Glen Cove Ave	15 personnel, 140 volunteer firefighters			
7 Glen Cove Police Department	1 Bridge Street		46		
8 Glen Cove Volunteer EMS	8 Glen Cove Avenue			358	
9 Glen Cove Senior Center	130 Glen Street				

<b>Parks, Beaches, Tourist Attractions (Day)</b>					
<u>Name</u>	<u>Address</u>	<u>Employees</u>	<u># Visitors/Week</u>	<u>Comments</u>	
1 Morgan Memorial Park	1 Landing Road				
2 Nassau County Museum of Art	1 Museum Drive, Roslyn, NY 11576				
3 Garvies Point Museum & Preserve	50 Barry Dr.				
4 Holocaust Memorial & Tolerance Center	100 Crescent Beach Rd.		8 180,000 visitors (130,000)	Claire Friedlander Education Institute scheduled to open Spring	
5 Glen Cove Municipal Golf Course	109 Lattintown Road				
6 City Stadium Park	Glen Cove Ave & Shore Rd				
7 Glen Cove Yacht Club	Foot of McLaughlin Street				
8 North Shore Historical Museum	140 Glen Street				
9 Sagamore Hill National Park	12 Sagamore Hill Rd., Oyster Bay				
10 Proposed Waterfront Development Promenade, Amphitheater	Glen Cove Creek				19 Acres

<b>Major Residential Buildings (Night)</b>					
<u>Name</u>	<u>Address</u>	<u># of Units</u>	<u>Comments</u>		
1 Avalon Glen Cove	1100 Avalon Square	256			
2 Avalon Glen Cove North	100 Glen Street	111			
3 Atria Glen Cove	146 Glen Street	80	Senior Living		
4 The Regency at Glen Cove	94 School Street	105	Senior Living		
5 Proposed Waterfront Development	Glen Cove Creek	860			
6 Glen Arms Apartments	21-31 Brewster Street	214			
7 Glen Cove Piazza (Proposed. Anticipated completion late 2011)	Village Square	142	1-2 bedroom units, <a href="http://piazzaglen Cove.com/lifestyle.html">http://piazzaglen Cove.com/lifestyle.html</a>		

<b>IV. Opportunity Redevelopment/Rehab Sites</b>					
<u>Name</u>	<u>Address/Location</u>	<u>Square Feet</u>	<u>Vacant/Rehab</u>	<u>Availability</u>	<u>Comments</u>
1 35-37 Glen Street	35-37 Glen Street	Retail: 4500sf, 2500 sf, 2000 sf. Office:	Vacant	For Lease	End-Cap - prominent site. Retail @ 18\$/sf; Office @ \$16/sf
2 37-39 Glen Street	37-39 Glen Street	5,500sf, 2100sf, 2000 sf, 1200 sf	Vacant	For Sale	End-Cap - prominent site. Listed @ \$2.2 mil
		127,000 sf			